

RHODES HOMES ARIZONA GOLDEN VALLEY RANCH (Golden Valley South)

2005 – 2007 Phase 1 Business Plan Major Offsite Infrastructure

Prepared for:



2215 Hualapai Mountain Road,
Suite H
Kingman, Arizona 86401



Prepared by:



JUNE, 2005

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Project: Golden Valley Phase 1 Off-Sites (Majors)

2-00-0000	LAND DEVELOPMENT			19,436,884.38
	2-01-0000	Rental/Temporary	122,900.00	
	2-02-0000	Maintenance/Repair	-	
	2-03-0000	Theft	5,000.00	
	2-04-0000	Environmental	21,000.00	
	2-05-0000	Spoils	25,000.00	
	2-06-0000	Consulting/Engineering	583,500.00	
	2-07-0000	Permits and Fees	347,617.09	
	2-08-0000	Grading	1,634,500.00	
	2-09-0000	Wet Utilities	10,097,620.00	
	2-10-0000	Dry Utilities	1,439,185.00	
	2-11-0000	Walls	-	
	2-12-0000	Paving	862,590.56	
	2-13-0000	Concrete	759,207.73	
	2-14-0000	Common Area	3,199,664.00	
	2-15-0000	Street Furniture	339,100.00	
	2-16-0000	Land Improvements	-	
	2-17-0000	Bond Exoneration	-	
	2-18-0000	HOA Turnover	-	
	2-19-0000	Security	-	
	TOTAL LAND DEVELOPMENT			19,436,884.38
	Number of Units			
	Cost per Unit			#DIV/0!
	Acres			
	Cost per Acre			#DIV/0!
	Square Feet		-	
	Cost per Square Foot			#DIV/0!
1-00-0000	ENGINEERING			2,469,070.00
	1-01-0000	Consulting/Engineering	2,375,800.00	
	1-03-0000	Permits and Fees	28,170.00	
	1-04-0000	Design	65,100.00	
	TOTAL ENGINEERING			2,469,070.00
	Number of Units			
	Cost per Unit			#DIV/0!
	Acres			
	Cost per Acre			#DIV/0!
	Square Feet		-	
	Cost per Square Foot			#DIV/0!
3-00-0000	DUMMY HOUSE			-
	3-08-0000	Bond Exoneration	-	
	3-09-0000	Common Area	-	
	3-10-0000	Consulting/Engineering	-	
	3-11-0000	Environmental	-	
	3-12-0000	Land Improvements	-	
	3-13-0000	Rental/Temporary	-	
	3-14-0000	Spoils	-	
	3-15-0000	Supervision	-	
	3-16-0000	Permits & Fees	-	
	TOTAL DUMMY HOUSE			-
	Number of Units			
	Cost per Unit			#DIV/0!
	Acres			
	Cost per Acre			#DIV/0!
	Square Feet		-	
	Cost per Square Foot			#DIV/0!
	TOTAL			21,905,954.38